



Board of Zoning Appeals

601 Lakeside Avenue, Room 516

Cleveland, Ohio 44114-1071

[Http://planning.city.cleveland.oh.us/bza/cpc.html](http://planning.city.cleveland.oh.us/bza/cpc.html)

216.664.2580

August 6, 2018

9:30

Calendar No. 18-158:

809 Brayton Rd.

Ward 3

Kerry McCormack

18 Notices

Bogdan Kozul, owner, proposes to erect a 2.5 story 2,001 square foot two family house on a 4,500 square foot lot in a B1 Two-Family Residential District. The owner appeals for relief from the strict application of the following sections of the Cleveland Codified Ordinances:

1. Section 357.09(b)(2)(C) which states that in a Two-Family District no interior side yard shall be less than five (5) feet in width for a corner lot, nor less than three(3) feet in width for an interior lot, nor shall the aggregate width of side yard on the same premises be less than ten (10) feet. However, the width of any such interior side yard shall in no case be less than one-fourth (1/4) the height of the main building on the premises. The building height is approximately 33'-4" thus no interior side yard shall be less than 8'-4" and a 3' side yard is proposed.
2. Section 341.02(b) which states that City Planning approval is required prior to the issuance of a building permit. (Filed July 5, 2018)

9:30

Calendar No. 18-160:

1947 W. 47 St.

Ward 3

Kerry McCormack

17 Notices

B.R. Knez, owner, proposes to construct a new 2.5 story 1,785 square foot single family house with a detached garage on a 3,960 square foot lot in a B1 Two-Family Residential District. The owner appeals for relief from the strict application of the following sections of the Cleveland Codified Ordinances:

3. Section 355.04(a) which states that the minimum lot width for a single family dwelling in a 'B' Area District is 40 feet and a 30 foot wide lot is proposed. This section also states that the minimum lot area for a single family dwelling in a 'B' Area District is 4,800 square feet and 3,960 square feet.
4. Section 357.09(b)(2)(B) which states that in a Two-Family District no interior side yard shall be less than five (5) feet in width for a corner lot, nor less than three(3) feet in width for an interior lot, nor shall the aggregate width of side yard on the same premises be less than ten (10) feet. However, the width of any such interior side yard shall in no case be less than one-fourth (1/4) the height of the main building on the premises. The required side yard is 7 feet 3 inches and a 3 foot interior side yard is proposed.
5. Section 341.02(b) which states that City Planning approval is required prior to the issuance of a building permit. (Filed July 16, 2018)

9:30

Calendar No. 18-161:

1949 W. 47 St.

Ward 3

Kerry McCormack

17 Notices

B.R. Knez, owner, proposes to construct a new 2.5 story 1,785 square foot single family house with a detached garage on a 3,960 square foot lot in a B1 Two-Family Residential District. The owner appeals for relief from the strict application of the following sections of the Cleveland Codified Ordinances:

1. Section 355.04(a) which states that the minimum lot width for a single family dwelling in a 'B' Area District is 40 feet and a 30 foot wide lot is proposed. This section also states that the minimum lot area for a single family dwelling in a 'B' Area District is 4,800 square feet and 3,960 square feet.
2. Section 357.09(b)(2)(B) which states that in a Two-Family District no interior side yard shall be less than five (5) feet in width for a corner lot, nor less than three(3) feet in width for an interior lot, nor shall the aggregate width of side yard on the same premises be less than ten (10) feet. However, the width of any such interior side yard shall in no case be less than one-fourth (1/4) the height of the main building on the premises. The required side yard is 7 feet 3 inches and a 3 foot interior side yard is proposed.
3. Section 341.02(b) which states that City Planning approval is required prior to the issuance of a building permit. (Filed July 16, 2018)

9:30

Calendar No. 18-162:

1958 W. 47 St.

Ward 3

Kerry McCormack

17 Notices

B.R. Knez, owner, proposes to construct a new 2.5 story 1,842 square foot single family house with a detached garage on a 5,287 square foot lot in a B1 Two-Family Residential District. The owner appeals for relief from the strict application of the following sections of the Cleveland Codified Ordinances:

1. Section 357.09(b)(2)(B) which states that in a Two-Family District no interior side yard shall be less than five (5) feet in width for a corner lot, nor less than three(3) feet in width for an interior lot, nor shall the aggregate width of side yard on the same premises be less than ten (10) feet. However, the width of any such interior side yard shall in no case be less than one-fourth (1/4) the height of the main building on the premises. The required side yard is 7 feet 3 inches and a 3 foot interior side yard is proposed.
2. Section 341.02(b) which states that City Planning approval is required prior to the issuance of a building permit. (Filed July 16, 2018)

9:30

Calendar No. 18-163:

1321 West 69 Street

Ward 15

Matt Zone

11 Notices

Denny Matheou, owner, proposes to install approximately 95 linear feet of 6 foot tall privacy fence in the interior side yard of a parcel located in a B1 Two-Family Residential District. The owner appeals

for relief from the strict application of Section 358.04(a)(1) of the Cleveland Codified Ordinances which states the following:

1. a fence in the actual front yard shall not exceed 4 feet in height, shall be ornamental and at least 50% open.
2. a fence located along and parallel to a driveway within 15 feet of its intersection with a public sidewalk or street shall be 75% open; the proposed fence located along and parallel to adjacent lot driveway is less than 75% open.
3. A fence in the actual interior side yard shall not be higher than its distance from a residence building on an adjoining lot; the proposed 6 foot tall fence is 5 feet from a residence building on adjoining lot. (Filed July 16, 2018)